037.0	0002	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	588,400	/	588,400
USE VALUE:	588,400	/	588,400
ASSESSED:	588,400	/	588,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY KEVIN F & KATHLEEN G
Owner 2:	
Owner 3:	
Street 1:	12 MYSTIC VALLEY PARKWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1805 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	273,900		314,500	588,400
Total Card	0.096	273,900		314,500	588,400
Total Parcel	0.096	273,900		314,500	588,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.07 | /Parcel: 326.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	25207
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!3083!

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	273,900	0	4,200.	314,500	588,400		Year end	12/23/2021
2021	101	FV	264,900	0	4,200.	314,500	579,400		Year End Roll	12/10/2020
2020	101	FV	264,900	0	4,200.	314,500	579,400	579,400	Year End Roll	12/18/2019
2019	101	FV	210,000	0	4,200.	285,000	495,000	495,000	Year End Roll	1/3/2019
2018	101	FV	210,000	0	4,200.	270,300	480,300	480,300	Year End Roll	12/20/2017
2017	101	FV	210,000	0	4,200.	235,900	445,900	445,900	Year End Roll	1/3/2017
2016	101	FV	210,000	0	4,200.	201,500	411,500	411,500	Year End	1/4/2016
2015	101	FV	204,400	0	4,200.	186,700	391,100	391,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:32:50

LAST REV

Date	Time
04/02/19	14:54:56
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3083

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21255-350		6/1/1991		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	25207
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	163	PATRIOT
4/28/2000	Missed Appt.	263	PATRIOT
2/28/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	64.	1.17	3			Med. Tr	-10					314,496						314,500	

Total AC/HA:	0.09642	Total SF/SM:	4200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	314,496	Spl Credit		Total:	314,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29935062
Const Adj.:	0.99989998
Adj $ / SQ:	168.899
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396965
Depreciation:	123059
Depreciated Total:	273906

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

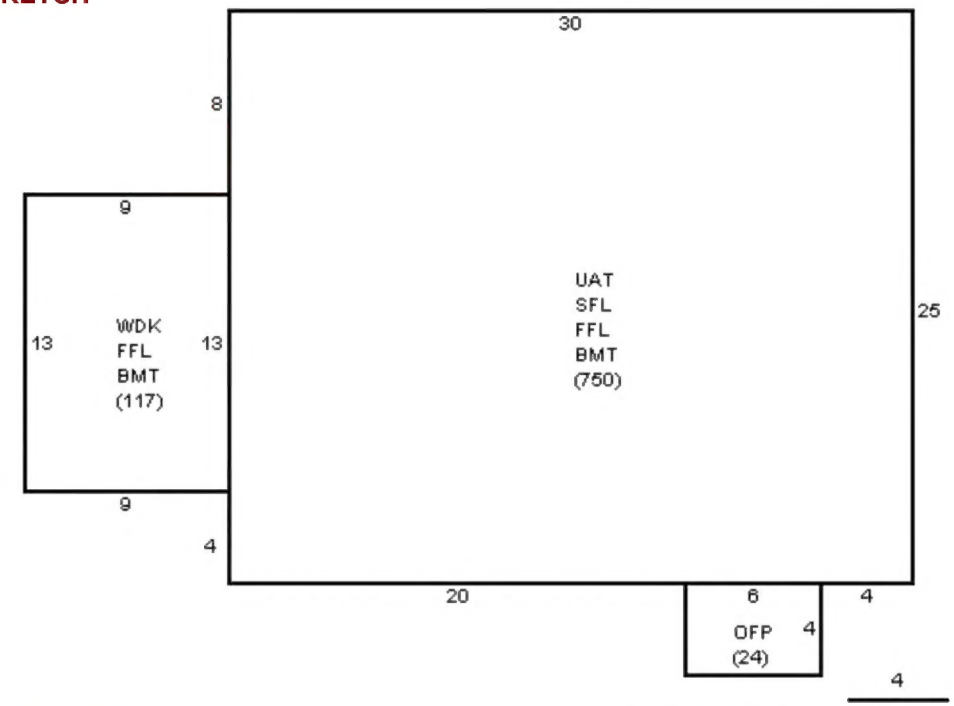
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.90
Special Features:	0	Val/Su Net:	97.37
Final Total:	273900	Val/Su SzAd	169.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	867	50.670	43,931
FFL	First Floor	867	168.900	146,435
SFL	Second Floor	750	168.900	126,674
UAT	Upper Attic	188	118.230	22,168
WDK	Deck	117	14.550	1,702
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	2,813			Total:	341,966
Size Ad	1617	Gross Area	3375	FinArea	1805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

037.0-0002-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	